

Ms Jess Fountain
DA Coordinator
Key Sites and Industry Assessments
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Attention: Emily Dickson

Dear Ms Fountain

**Request for SEARs for Mixed Use Development at 338 Pitt Street, Sydney
(SSD-10362)**

Thank you for your correspondence dated 25 July 2019 requesting Transport for NSW (TfNSW) to provide input to the draft Secretary's Environmental Assessment Requirements (SEARs) for the above.

The suggested additions and changes to the draft SEARs are provided in track changes in the attached draft SEARs for the above.

If you require further clarification regarding this matter, please don't hesitate to contact Para Sangar, Senior Transport Planner on 0466 024 892.

Yours sincerely



6/8/2019

Mark Ozinga
**Principal Manager, Land Use Planning and Development
Customer Strategy and Technology**

Objective Reference CD19/06209

DRAFT Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the Environmental Planning and Assessment Regulation 2000

Application Number	SSD-10362
Project Name	Mixed Use Development
Location	338 Pitt Street, Sydney
Applicant	HAN'S SYDNEY PTY LTD
Date of Issue	DATEWILLBEINSERTEDHERE
General Requirements	<p>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> - adequate baseline data - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> - a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV; - an estimate of jobs that will be created during the construction and operational phases of the proposed development; and - certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context</p> <p>Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> o State Environmental Planning Policy (State and Regional Development) 2011 o State Environmental Planning Policy (Infrastructure) 2007 o State Environmental Planning Policy No 55 – Remediation of Land (and

Draft remediation of Land SEPP)

- State Environmental Planning Policy No 64 – Advertising and Signage
- State Environmental Planning Policy No 65 – Design Quality of Residential Development (including Apartment Design Guideline)
- State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment)
- Sydney Local Environmental Plan 2012.

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities
- Greater Sydney Region Plan and supporting District Plan
- Future Transport Strategy 2056 and supporting plans
- Better Placed – an integrated design policy for the built environment of NSW
- Guide to Traffic Generating Development (RMS)
- NSW Planning Guidelines for Walking and Cycling
- Sustainable Sydney 2030.

2. Compliance with the Concept Approval

The EIS shall demonstrate how the proposed development is consistent with the Concept Approval D/2016/1509 and the conditions of the approval.

3. Design Excellence

The EIS shall demonstrate that a design competition has been undertaken in accordance with the Concept Approval D/2016/1509. The EIS shall include the design competition brief, jury recommendations report and a design integrity process/strategy, prepared in consultation with the Government Architect and City of Sydney, demonstrating how the proposal will achieve design excellence in accordance with the design competition winning scheme.

4. Built form and urban design

- Provide an analysis of the proposed built form against the applicable development standards and controls
- Include a table identifying the proposed land uses, including a floor by floor breakdown of gross floor area (GFA), total GFA and FSR and site coverage
- Provide a Visual Impact Assessment of the proposal, including before and after photomontages and perspectives for each elevation, showing:
 - elements and views of the proposal from key locations, vistas and view corridors from the public domain and residential buildings that may be impacted; and
 - an assessment of the view impacts and design considerations to mitigate any impacts.
- include public domain details, including:
 - clear definition of any private use of the public domain
 - pedestrian movement patterns
 - street trees, associated landscaping, hardworks, street furniture, lighting, materials and surface finishes alignment levels and stormwater design
 - identify linkages with and between other public domain spaces, other

streets and lanes.

5. Amenity

- The EIS shall detail amenity for future occupants of the residential component of the development and any amenity impacts of the proposal on surrounding development and the public domain, and include measures to minimise potential overshadowing, noise, reflectivity, visual privacy, wind, daylight and view impacts
- Detailed assessment of overshadowing impacts of the development on existing residential dwellings in the vicinity
- Undertake a detailed analysis of overshadowing impacts on key public spaces including Harmony Park and Hyde Park
- Provide a Wind Impact Assessment Report, including wind tunnel testing

6. Heritage

- Provide a Heritage Impact Statement, describing the impacts of the proposal on the heritage significance of all heritage items (State and local) within and in the vicinity of the site
- assesses potential impacts of the proposal on Aboriginal cultural heritage values and, where Aboriginal cultural heritage values are identified, includes measures to avoid, conserve or mitigate against the impact and consult with the Aboriginal people to identify the significance of the cultural heritage values.

7. Operation

The EIS shall include details of the proposed use and operation of the development, including but not limited to:

- any uses ancillary and/ or not ancillary to the hotel use
- hours of operation
- patron capacity
- signage
- the relationship between the proposed uses of the building
- a Plan of Management.

8. Traffic, Transport Parking and Access (Construction and Operation)

The EIS shall include a Traffic and Transport Impact Assessment ~~(TIA)~~ that includes, but is not limited to, the following:

- details of the current and likely estimated future daily and peak hour vehicle, public transport network, point to point transport, pedestrian and bicycle movements to/ from the site
- an assessment of the operation of existing and future transport networks including the rail, bus, Sydney Light Rail and Sydney Metro City and Southwest, pedestrian and bicycle networks and point-to-point transport and coach facilities and their ability to accommodate the forecast number of trips to and from the development
- an assessment of the impact of the proposal on existing traffic and transport performance and safety at key intersections in the area, and likely impact of the proposal on bus operations (stops, routes and parking) and point to point parking in the surrounding streets
- an assessment of proposed temporary or permanent changes to transport and access on surrounding streets

- details of existing and proposed vehicular access, including for hotel drop off and pick up, coach and servicing, and an assessment of any potential impacts, such as potential pedestrian, cyclist and bus conflict
- ~~an indication~~ details of any road/intersection upgrades required as a result of the development, supported by appropriate modelling and analysis, and any other measures to mitigate impacts of the development
- details of the proposed vehicle, bicycle (and end of trip facilities), motorcycle, taxi, bus and coach parking
- details of location of bicycle parking facilities (and end of trip facilities) as these facilities need to be in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance
- proposals to encourage employees, guests and residents to make sustainable travel choices, such as walking, cycling, public transport and car sharing and how these will be implemented
- details of the proposed number of car parking spaces and compliance with appropriate parking codes and justify the level of car parking provided on the site
- details of emergency vehicle access arrangements
- an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures
- an assessment of loading and servicing demand for the proposed development and details of the existing and proposed loading and servicing facilities to meet the demand of the development
- proposals for safe and efficient access to loading, deliveries and servicing of the development.
- a draft Construction Pedestrian and Traffic Management Plan that includes, but is not limited to, the following:
 - assessment of cumulative impacts associated with other construction activities including the construction of the Sydney Light Rail project and the Sydney Metro City and Southwest
 - assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity
 - details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process
 - details of anticipated number of peak hour and daily truck movements to and from the site, vehicle routes, hours of operation, access arrangements and traffic control measures for all demolition/ construction activities
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements
 - details of temporary cycling and pedestrian access during construction
 - details of proposed construction vehicle access arrangements at all stages of construction
 - details of mitigation measures for traffic, pedestrian, cyclists, parking and public transport impacts to demonstrate the proposed management of the impact.

Relevant Policies and Guidelines:

- *Guide to Traffic Generating Developments (Roads and Maritime Services)*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *Cycling Aspects of Austroads Guides*
- *NSW Planning Guidelines for Walking and Cycling*
- *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development*
- *Standards Australia AS2890.3 (Bicycle parking facilities)*
- *Development near Rail Corridors and Busy Roads – Interim Guideline.*

9. Construction management (including construction traffic)

The EIS shall include a draft construction management plan that includes:

- ~~○ details of vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements and traffic control measures for all demolition / construction activities~~
- ~~○ assessment of road safety at key intersections and locations subject to pedestrian / vehicle / bicycle conflicts~~
- ~~○ an assessment of the likely construction traffic impacts, such as required road / lane closures and diversions, impacts on bus and taxi operations, impacts on pedestrian and cycle movement, taking into account other construction activities within the vicinity of the site~~
- an assessment of potential impacts of the construction on surrounding buildings and the public domain, including noise and vibration, air quality and odour impacts, dust emissions, water quality, stormwater runoff, groundwater seepage, soil pollution and construction waste, and details of measures to mitigate any impact.

10. Water, drainage and stormwater

- Provide a detail assessment of flooding hazard in accordance with City of Sydney Interim Floodplain Management Policy
- Provide information on the required water and waste water services and any augmentation to Sydney Water infrastructure that may be required for the proposed development.

11. Interim rail corridor

The EIS shall detail the likely effect of the proposal on the Sydney Metro Corridor and Pitt Street North Station.

12. Ecologically Sustainable Development (ESD)

The EIS shall:

- identify how the development will incorporate ESD principles (as defined in Clause 7(4) of Schedule 2 of the Regulation) in the design, construction and ongoing operation phases of the development, and include innovative and best practice proposals for environmental building performance
- include a framework for how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy

	<ul style="list-style-type: none"> include certification that the residential component of the development achieves the BASIX scores set out in the Concept Approval D/2016/1509. <p>13. Utilities</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> address the existing capacity of the site to service the proposed development and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposal on this infrastructure. The existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies provide details on the location, construction and servicing of the waste/recycling collection facilities for the building. <p>14. Biodiversity</p> <p>The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report where required under the Act.</p> <p>15. Contributions and/ or Voluntary Planning Agreement</p> <p>The EIS shall address the provision of public benefit, services, infrastructure and any relevant contribution requirements.</p>
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> - City of Sydney Council - Government Architect of NSW - Transport for NSW (Roads and Maritime Services) - Heritage Council of NSW - Sydney Coordination Office within Transport for NSW - Sydney Trains - Sydney Metro <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.</p>

	<p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> - high quality files of maps and figures of the subject site and proposal - architectural drawings (to a useable scale at A3) showing key dimensions, RLs, scale bar and north point, plans, sections and elevations of the proposal (including 1:20 scale detail plans where works affect heritage fabric) and illustrated materials schedule including physical or digital samples board - site title diagrams and survey plan, showing existing levels, location and heights of existing and adjacent structures/ building - locality/context plan drawn, including significant local features such as heritage items - urban design report - heritage impact statement - Aboriginal and historical archaeological impact assessment - access impact statement - visual impact assessment - solar access analysis report and diagrams - public domain design statement and plans - landscape design package - biodiversity development assessment report (or waiver) - ESD statement (incorporating a sustainability framework) and BASIX Certificate - geotechnical report - Building Code of Australia statement - consultation summary report - noise impact assessment - wind impact report, including wind tunnel testing - reflectivity report - flood study and stormwater concept plan - Public Art Proposal in accordance with the adopted Public Art Strategy - signage strategy, including commercial signage / building name signage (if proposed) - traffic and transport impact assessment, including parking, access, loading dock strategy / management plan and a construction traffic management plan - construction impacts and management plan, including a construction noise and vibration management plan, construction waste and recycling management plan and cumulative impact of construction activities on other nearby sites, including any impact to Rail services nearby - utilities and services statement.
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